



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: June 16, 2022

Project: Reserve Way Townhomes (Preliminary Plat 2022-006)

Applicant: J.W. Kennedy and Associates, P.C.

Property

Owner: Jay Ramnam, Inc.

Location: Northwest corner of Reserve Way and Wall-Triana Highway

Request Summary

This is a request for a preliminary plat for 12 lots on 1.64 acres to create the Reserve Way Townhome Subdivision.



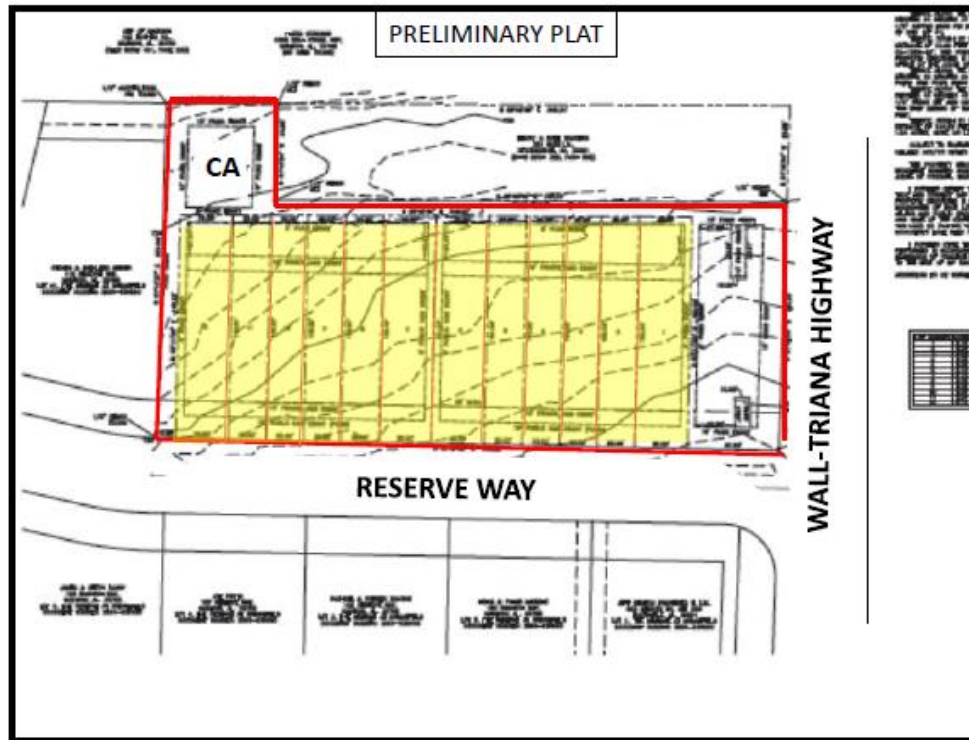
Recommendation

Motion to:

“Approve the Preliminary Plat for The Reserve Way Townhomes Subdivision (PP2022-006) with contingencies.”

Project Request

This is a preliminary plat to divide the subject property into 12 lots for single-family attached dwellings. The smallest lots will have an area of 3,725 square feet. The residential lots are highlighted in yellow below. The area not highlighted is a single common area designed for stormwater management and recreation.

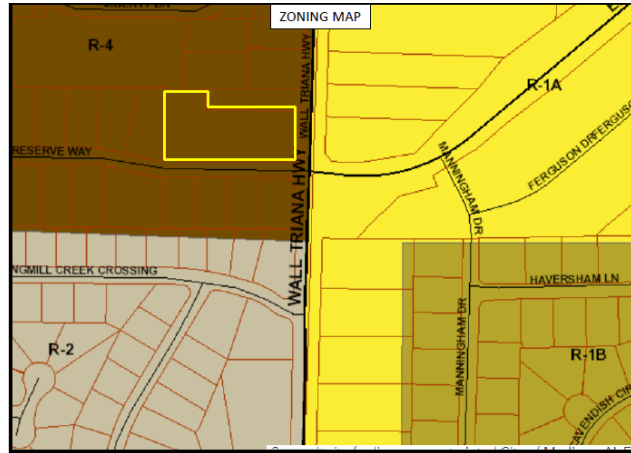


General Information

Background: Not Applicable.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	RC (Residential Conservation)	R-4 (Multi-family residential)	Vacant
North of Subject Property	RHS (Residential High Density Single Family)	R4	Single-family dwelling on large lot and City property
East of Subject Property (across Wall-Triana Hwy)	RM (Residential Medium Density)	R-1A (Low Density Residential)	Single-family subdivision
South of Subject Property (across Reserve Way)	RM	R-4	Single-family subdivision
West of Subject Property	RM	R-4	Single-family subdivision



Conformance with Long Range Plans:

1. Future Land Use Map
The Future Land Use Map designates the subject property RC (Cluster Residential). This land use classification is most compatible with the Residential Cluster Districts.
2. West Side Master Plan. Not Applicable
3. Growth Plan. Not Applicable
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations. Due to the small size and single phase nature of the project, staff determined that a layout plan was not necessary.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

This is an infill area that is already zoned for the proposed subdivision. Based on the zoning and size of the property, 19 units would be allowed by code. The project is approximately 37 percent below the allowed density. The preliminary plat is compliant with all applicable regulations. Staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Reserve Way Townhomes/Preliminary Plat
2. Preliminary Plat dated and received June 8, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Reserve Way Townhomes Preliminary Plat

Planning Department

1. Some certificates are duplicated
2. Signatures:
 - a) Huntsville Utilities
 - b) North Alabama Gas
 - c) Phone
 - d) Cable
 - e) Surveyor's Certificate
 - f) Flood Hazard
 - g) Certificate of Accuracy
3. Clarify symbol for a lot line in legend.

Engineering Department

1. Submit copy of ADEM permit to City
2. Remove details not applicable to this project.
3. Sheet 8 - Add build-up layer detail per City spec to be used for section of road being replaced.
 - a. Provide the dimensions of the pavement area to be replaced
4. Sheet 6 - Provide inlet protection for S-inlets on Reserve Way
 - a. Provide check dams in ditches/swales
 - b. Provide spot elevations to allow evaluation of elevations of buildings, driveways, etc. relative to road and proposed grading.
5. Remove address from plat.